



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE:

01/06/2022

REFERENCE
NUMBER:

G-2547

SUBJECT:

Adopt Ordinance amending Title 8-Health and Safety of the Benbrook Municipal Code (1985), as amended, by establishing Chapter 8.06-Portable Storage and Shipping Containers, regulating the use of portable storage and shipping containers on any residential property, excluding multi-family developments, within the City of Benbrook.

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Storage pods and similar containers are utilized to store and transport residential items like furniture, but some residents have begun storing the pods/containers on-property for extended periods of time. The proposed ordinance establishes regulations restricting the use of portable storage and shipping containers on residential properties, excluding multi-family developments. These regulations protect residential neighborhoods from unsightly conditions that threaten the enjoyment, harmony and value of surrounding properties.

Key elements of the ordinance include:

- Applies to any residential property except multi-family residential developments
- Provides for definitions of a portable storage container and a shipping container
- Requires a container to be in good condition and free from rodents, insects and graffiti
- Limits use of a container to no more than seven days, up to three times per year
- A container may not be placed in a road right-of-way, an access easement or sidewalk, or block visibility of the same
- A container may only be placed on a driveway or other approved surface
- A container may not exceed 1,280 square feet (volume) with the width, height and length not to exceed 8 feet x 8 feet x 20 feet, respectfully
- A container may not be used as an accessory building, storage building, or living unit
- Establishes penalty for non-compliance

A container may be placed on private property by right without a permit or other review from the City staff provided the requirements of the ordinance are met.

RECOMMENDATION

Staff recommends the City Council adopt the proposed ordinance amending Title 8 – Health and Safety of the Benbrook Municipal Code.

SUBMITTED BY:

DISPOSITION BY COUNCIL:

☐ APPROVED ☐ OTHER (DESCRIBE)

PROCESSED BY:

CITY SECRETARY

CITY MANAGER

DATE: